

**209/9-11 Martin Street, Heidelberg, Vic 3084**

**Nelson Alexander**

**Apartment For Sale**

Thursday, 26 October 2023

209/9-11 Martin Street, Heidelberg, Vic 3084

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nick Smith  
0394902900



Michael Traikos  
0413657314

## EOI \$550,000 - \$605,000

Stunning Apartment with Enticing Extras This immaculate apartment flaunts marvellous modern living in the heart of beloved Heidelberg. Indulge in the luxurious residents' facilities of the architecturally designed Martin & Powlett complex, perfectly poised between bustling Burgundy Street and tranquil Yarra River trails. Enter via the sparkling stone-top kitchen with sleek soft-closing cabinetry and brilliant Bosch appliances, flowing ahead with gorgeous engineered timber flooring through generous open plan living and dining. A floor-to-ceiling sliding door opens to the large undercover balcony, perfect for a stylish alfresco retreat with beautiful treetop views over Yarra parkland. Both sizeable bedrooms boast comfortable carpeting, mirrored built-in robes and fantastic natural light, while the main also basks in those lush leafy views plus a stunning fully-tiled ensuite to match the pristine main bathroom. Split system heating and cooling ensures year-round comfort, while further extras include ample linen storage, a hidden Euro laundry, secure intercom entry and a basement parking space for secure off-street parking. That's not all - take advantage of incredible residents' facilities such as the Gold Class-style private cinema and bar, the entertaining area with built-in BBQ and the elegant rooftop terrace with breathtaking panoramic views. All of this is just a short stroll from Burgundy Street's lively shopping and cafes, the extensive Austin/Mercy Hospital medical precinct, easy access to major supermarkets, and only 500m to Heidelberg Station for travel to Northland Shopping Centre or the CBD (approx. 10km away). The tranquil Warringal Parklands offer sportsgrounds, parkland and walking or cycling along the scenic Yarra, while esteemed schools are minutes away including Heidelberg Primary, Our Lady of Mercy College, Ivanhoe Grammar and La Trobe University. Easy M3 access makes commuting a breeze.